

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than Twenty Thousand and No/100 (\$20,000.00) Dollars over and above the balance due on any mortgage superior in lien to the lien of this mortgage in a company or companies satisfactory to the mortgagee and keep the same insured from loss or damage by fire and such other contingencies as the mortgagee may require, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagors' name and reimburse itself

for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid,

we hereby assign the rents and profits of the above described premises to said mortgagee, or

its ~~Heirs, Executors, Administrators~~ Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we, the said mortgagors, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor are to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said mortgagors have hereunto set their hands and seals

this 22nd day of November  
thousand, nine hundred and seventy-six  
and first

in the year of our Lord one  
and in the <sup>two</sup> hundred  
year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

*Vera G. Quinn*  
*Fred D. Cox, Jr.*

*Duncan R. LaGarde* (L. S.)  
DUNCAN R. LaGARDE  
*Shirley J. LaGarde* (L. S.)  
SHIRLEY J. LaGARDE  
(L. S.)

The State of South Carolina,

County of Greenville

PERSONALLY appeared before me Vera G. Quinn and made oath that he saw the within named Duncan R. LaGarde and Shirley J. LaGarde sign, seal and as their act and deed deliver the within written deed, and that he with Fred D. Cox, Jr., witnessed the execution thereof.

SWORN TO before me this 22nd day  
of November A. D. 1976

*Fred D. Cox, Jr.* (L. S.)  
Notary Public for South Carolina.  
My Commission Expires: 10/29/79

*Vera G. Quinn*

The State of South Carolina,

Renunciation of Dower.

County of Greenville

I, Fred D. Cox, Jr., a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Shirley J. LaGarde the wife of the within named Duncan R. LaGarde did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Southern Bank and Trust Company

its successors ~~Heirs~~ and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 22nd  
day of November A. D. 1976

*Fred D. Cox, Jr.* (L. S.)  
Notary Public for S. C.  
My Commission Expires: 10/29/79

*Shirley J. LaGarde*  
SHIRLEY J. LaGARDE

At 3:15 P.M.

RECORDED NOV 29 '76

4328 RV.21